

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
December 18, 2014

Case #1891: Application of Dr. Hal Waldman of 401 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a 2 Year Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lot 42-45 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2464: Application of Andrea Shapiro of 105 West Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) General Provisions for a five foot (5') high fence in the front yard at 105 West Olive Street, Long Beach, NY also known as Section 59, Block 72, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2468: Application of Sheryl Romanoff of 4 Oceanview Court, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard to elevate the existing house at 4 Oceanview Court, Long Beach, NY also known as Section 58, Block 86, Lot 19 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2469: Application of Mark Anthony Architects of 1563 Bellmore Avenue, North Bellmore, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard to elevate the existing house with one story addition and new decks at 451 Lindell Boulevard, Long Beach, NY also known as Section 59, Block 11, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2470: Application of NYSMSA Limited Partnership d/b/a Verizon Wireless c/o Amato Law Group, 666 Old Country Road, Garden City, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13.128(b) for installation of a Public Utility Wireless Communication Facility at 370 West Broadway, Long Beach, NY also known as Section 59, Block 52, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2471: Application of Alphonzo Albright of 138 East Market Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height for a third story addition on an existing two story two-family dwelling at 138 East Market Street, Long Beach, NY also known as Section 59, Block 108, Lots 21 – 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2472: Application of John J. Lowery of 545 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off-Street Parking Design Standards for an off-street parking space in the front yard at 545 West Park Avenue, Long Beach, NY also known as Section 59, Block 23, Lots 51 – 52 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2473: Application of Michael J. Boyle of 48 Florida Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing frame dwelling with new foundation, ramps, landing, deck and stairs at 48 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 4 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2474: Application of Roslyn Yudenfriend of 92 Wisconsin Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard for elevating the existing house with front yard and side yard decks at 92 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 8 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2475: Application of Gregory Vedder of 47 Farrell Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(c) Front Yard to maintain a front yard deck at 47 Farrell Street, Long Beach, NY also known as Section 59, Block 224, Lot 29 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2476: Application of M&F Furniture of 2 Effron Place, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(c) Rear Yard; 9-105.15(e) Height; 9-112(10) Off-Street Parking for a 2<sup>nd</sup> story addition at 226 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 20 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2477: Application of Michael Main of 79 Michigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard for new front yard decks at 79 Michigan Street, Long Beach, NY also known as Section 58, Block 98, Lot 40 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2250: Application of Alfred DeStefano of 801 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking for a Renewal of 2 Year Conditional/Temporary Variance for one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1 – 5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #929: Application of Debra O'Brien of 85 Wisconsin Street, Long Beach, NY to modify an existing renewable permit (issued in 1989) from a temporary to permanent 2 family use at 85 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 37 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2478: Application of Brian Braddish of 740 West Bay Drive, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(d) Side Yards for a front yard deck with side steps and landing at 740 West Bay Drive, Long Beach, NY also known as Section 59, Block 1, Lot 10 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: December 19, 2014  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman